

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett County Executive Patty Bubar Acting Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

April 9, 2018

TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Division

Washington Suburban Sanitary Commission

Richard Weaver, Area 3 Planning Team, M-NCPPC

Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division Maryland – National Capital Park and Planning Commission

Heidi Benham, Well and Septic Section Department of Permitting Services

FROM: George Dizelos, Planner III, Water and Wastewater Policy Group

Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW - 2018-Q1 & Q2 REVIEW GROUP

Attached with this message and posted to www.montgomerycountymd.gov/waterworks is a PDF that includes six (6) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than Friday, May 4th, 2018. Please notify me before April 27th, 2018 if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2018-1 & 2, which will include all eligible FY 2018 first and second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. At this time DEP has not identified any requests in this review packet anticipated for County Council consideration, although one request—as noted below—is pending an anticipated path. Part of DEP's recommendation process for these requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs

18-DNT-01A... Lawrence M. E. Brown 18-DNT-02A... Paul & Peggy Arnold

18-PAX-01A... Thomas B. Farquhar & Mary E. Grady

18-OLN-01A... Angel D. Munoz 18-DNT-03A... Clark Torell **Anticipated Council Action WSCCRs**

None at this time

Undetermined Action WSCCRs

18-POT-01A... Walter Hernandez & Janet Beetham

Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.

GJD: gjd

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cc: Agencies

Stan Edwards and Alan Soukup, DEP-WWPG

Keith Levchenko, County Council

Katherine Nelson, Area 3 Planning, M-NCPPC

Pam Dunn, Functional Planning, M-NCPPC

Mark Pfefferle & Cathy Conlon, Development Applications & Regulatory Coordination, M--NCPPC

Ray Chicca, Development Services, WSSC

D. Lee Currey, Water and Science Administration, MDE

Steven Allan, MDP

Category Change Applicants & Interested Parties

18-DNT-01A... Lawrence M. E. Brown

18-DNT-02A... Paul & Peggy Arnold

18-POT-01A... Walter Hernandez & Janet Beetham

18-PAX-01A... Thomas B. Farquhar & Mary E. Grady

... Dean Packard c/o Packard & Associates, LLC

18-OLN-01A... Angel D. Munoz

18-DNT-03A... Clark Torell

Civic Organizations and Other Public Interest Groups

Darnestown Civic Association
Potomac Chamber of Commerce
West Montgomery Citizens Association
Sandy Spring Ashton Rural Preservation
Sandy Spring Civic Assn.
Greater Ashton Civic Association
Southeast Rural Olney Civic Assoc
Greater Olney Civic Assn.

Greater Officey Civic Assir.

Olney Chamber of Commerce

North Potomac Citizens Assn., Inc.

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

WSCCR 18-DNT-01A: Lawrence M. E. & Jiraphan Brown

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification	
13301 Chestnut Oak Dr., Darnestown	Existing – Requested – Service Area Categories	
Lot 6, Block A, Ancient Oak West (acct. no.	W-6 W-3	
00408347)	S-6 S-6 (no change)	
• Map tile: WSSC – 220NW13; MD –ES31	And Paradia France Care	
North side of Chestnut Oak Dr., 230 ft east of the intersection with Water Oak Dr.	Applicant's Explanation DEP Summary: We are requesting the change to Water	
• R-200 Zone; 2.0 acres (87,120 sq. ft.)	Category W-3 so that we, or subsequent owners, will have the option of connecting to the WSSC water main should it	
Darnestown Planning Area Potomac Subregion Master Plan (2002)	become necessary or desirable to do so. In addition, installing a water main at the front of our property and that of our	
 Muddy Branch Watershed (MDE Use I) 	neighbors on Chestnut Oak Drive between house numbers	
Existing use: Existing Single Family Home Proposed use: Keep Existing Single Family Home	13409 and 13215 will enable WSSC to close a loop encompassing Chestnut Oak Drive, Wye Oak Drive and Darnestown Road.	

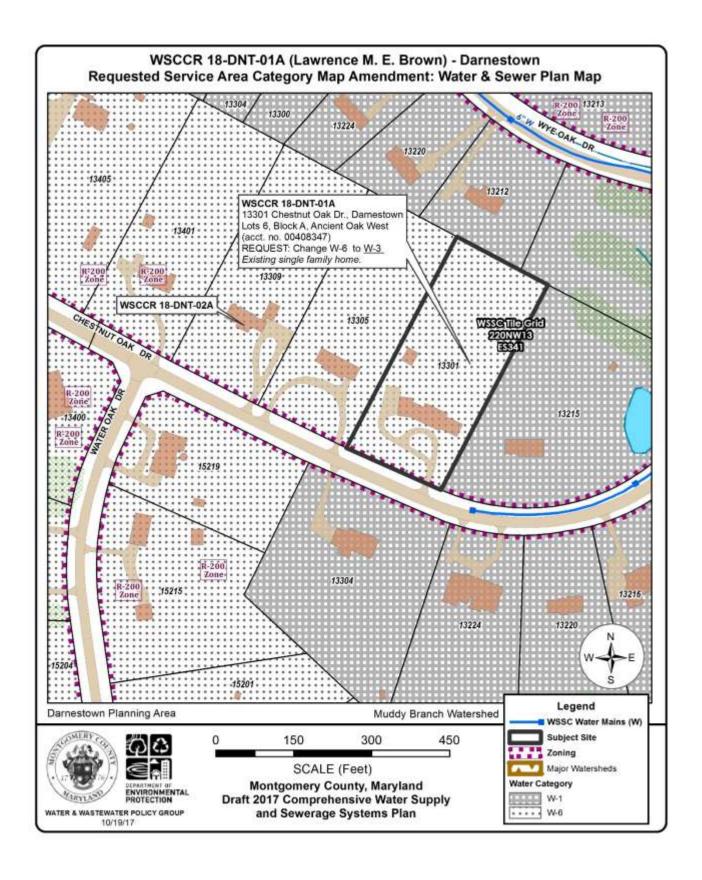
Agency Review Comments

DPS:

M-NCPPC - Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:



WSCCR 18-DNT-02A: Paul & Peggy Arnold Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification	
• 13309 Chestnut Oak Dr., Darnestown	Existing –	Requested – Service Area Categories
• Lot 8, Block A, Ancient Oak West (acct. no. 00408622)	1	W-3 S-6 (No Change)
• Map tile: WSSC – 220NW13; MD –ES31		
North side of Chestnut Oak Dr., east of the intersection with Water Oak Dr.	Applicant's Explanation "Ability to connect to WSSC water."	
• R-200 Zone; 2.0 acres (87,120 sq. ft.)		
Darnestown Planning Area Potomac Subregion Master Plan (2002)		
Muddy Branch Watershed (MDE Use I)		
Existing use: Existing Single Family Home Proposed use: Keep Existing Single Family Home		

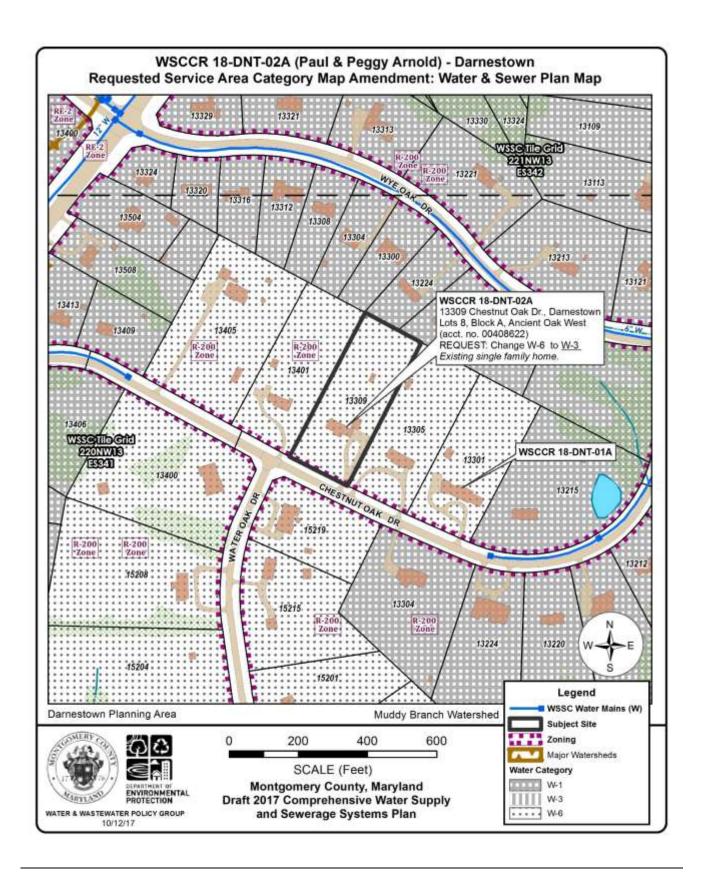
Agency Review Comments

DPS:

M-NCPPC - Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:



WSCCR 18-POT-01A: Walter Hernandez & Janet Beetham

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification		
10700 River Rd., Potomac	Existing -	Requested – Service Area Categories	
• Lot 1, Fox Meadow (acct. no. 00859928)	W-1	W-1 (No Change)	
• Map tile: WSSC - 220NW13; MD -ES31	S-6	S-1	
West side of River Rd., at the intersection with Norton Rd.	Applicant's Explanation	-	
• RE-2 Zone; 2.0 acres (87,120 sq. ft.)	Please see Applicant's Explanation on following page.		
Potomac Planning Area Potomac Subregion Master Plan (2002)			
Rock Run Watershed (MDE Use I)			
Existing use: Existing Single Family Home Proposed use: Keep Existing Single Family Home			

Agency Review Comments

DPS:

DPS Well & Septic: Please provide any relevant information about the septic system repair in 1976 cited by the applicants. Did this work involve replacement of the entire septic system? Were reserve areas established at that time? How many bedrooms is the existing system approved for?

M-NCPPC - Planning Dept.:

<u>DEP note for M-NCPPC Planning</u>: Evaluation of this request may involve the Potomac peripheral sewer service policy. The planned public sewer envelope is shown on the category map on page 9, confronting a part of this lot across River Rd. We would appreciate your comments about the applicability of this policy with regard to the applicants' request.

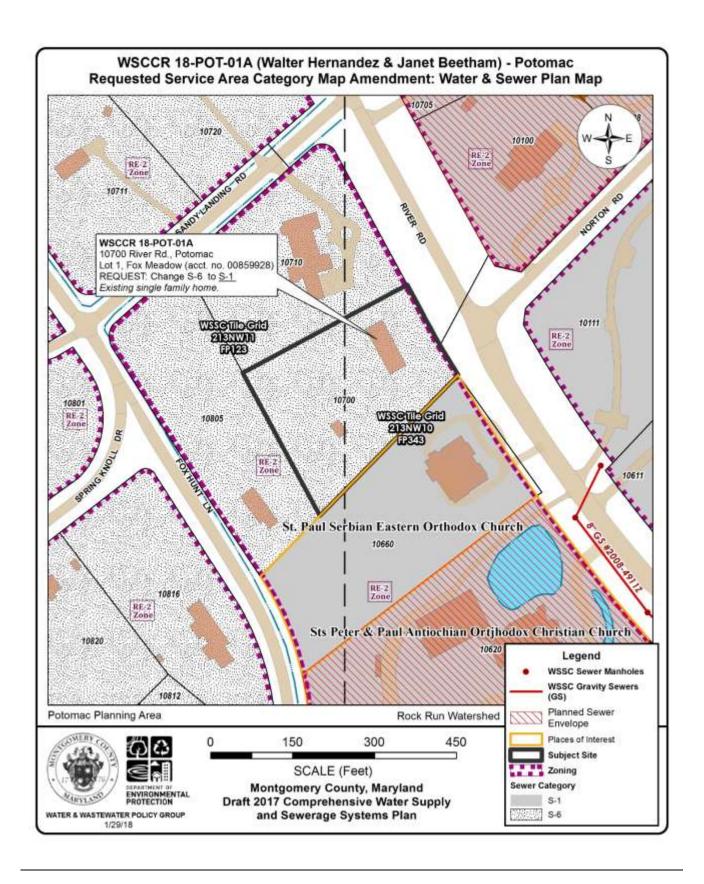
M-NCPPC - Parks Planning:

WSSC - Water:

Applicant's Reason for this Request (Attach additional pages, if necessary):

Due to the following facts we believe that we should be connected to the nearby sewer:

- Original septic system was installed in 1957. According to DPS, it was repaired in 1976, so it is now 40 years old. I was told by DPS that septic systems last on the average 25 to 30 years. That means that there is a potential for septic system failure due to the age of the system.
- Our house is considered (by some people) to be a tear-down, since it is a ranch and it was built in 1957. Currently we have our house listed on the market to sell. It is in very good condition.
- Most of the houses between our home and the beltway are mansions, so it is believed that our ranch-style home will be replaced by a mansion or church after it is sold. Two of our closest neighbors are churches: St. Luke's Serbian Eastern Orthodox and Sts. Peter and Paul Antiochian Orthodox Church.
- Three adjacent properties have sewer: 10600 River Rd. 10100 Norton Rd. 10111 Norton Rd.
- The sewer line would need the support of our adjacent neighbor, St. Luke's Church. We supported
 their application for a sewer category change, so we feel that they will be supportive of our
 application for a sewer category change.



WSCCR 18-PAX-01A: Thomas B. Farquhar & Mary E. Grady

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification		
• 304 Lethbridge Ct., Ashton	Existing – Requested – Service Area Categories		
Parcel No. P123, Mount Airy Farm (acct. no. 00706524)	W-6 W-1 S-6 S-6 (No change)		
 Map tile: WSSC – 224NW01; MD –JT42 South side of Lethbridge Ct., 300 ft West of 	Applicant's Explanation		
the intersection with New Hampshire Ave.	Applicant's Engineer, Dean Packard: "The size of the property		
• RC Zone; 0.62 acres (27,007 sq. ft.)	is not suitable for wells, in addition to the proposed septic system. There is an abutting water main in Lethbridge Court		
 Patuxent Planning Area Sandy Spring Ashton Master Plan (1998) 	that I was the engineer of record to install and put into serv Therefore, under the abutting connection provision, I reque		
Lower Hawlings River Watershed (MDE Use IV)	on behalf of Thomas B Farquhar and Mary E Grady, a wat category change to permit connection to the 10" Water Ma		
Existing use: Vacant Parcel Proposed use: New Single Family Home	Lethbridge Court. This change in 2012, now permits connection to a main with sufficient flow and pressure to service a new dwelling on Parcel 123."		

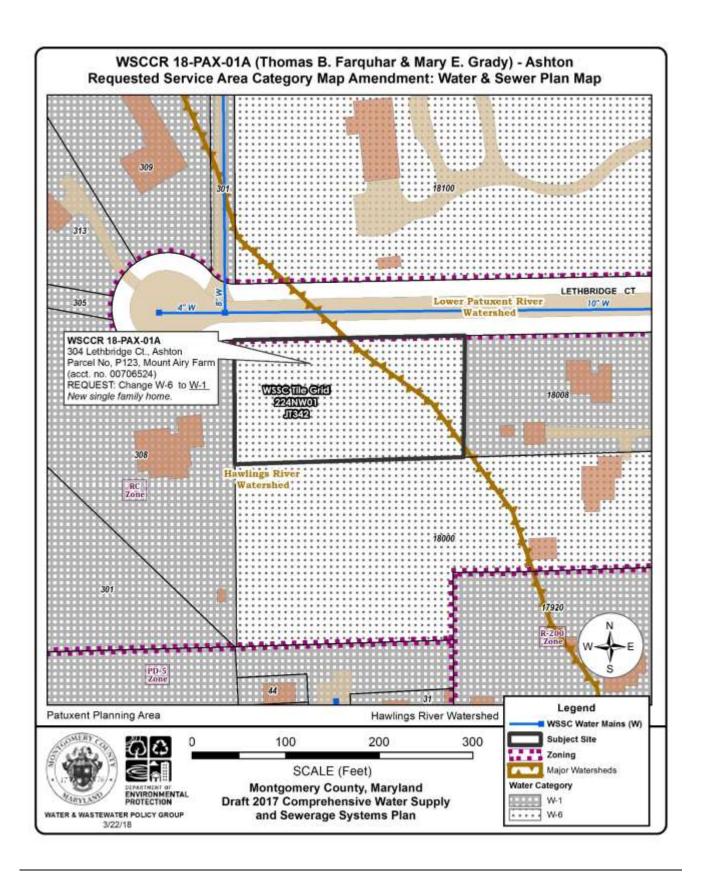
Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:



WSCCR 18-OLN-01A: Angel Munoz Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification	
17010 Batchellors Forest Rd., Olney	Existing -	Requested – Service Area Categories
• Parcel No. P635, Chas and Benjamin (acct.	W-6	W-1
no. 00701737)	S-6	S-6 (No change)
 Map tile: WSSC – 223NW02; MD –JT21 		
West side of Batchellors Forest Rd., 300 ft North of the intersection with Old Vic Blvd.	Applicant's Explanation None Provided.	
• RE-2 Zone; 2 acres (87,120 sq. ft.)		
Olney Planning Area Olney Master Plan (2006)		
Northwest Branch Watershed (MDE Use IV)		
Existing use: Single Family Home		
Proposed use: Single Family Home		

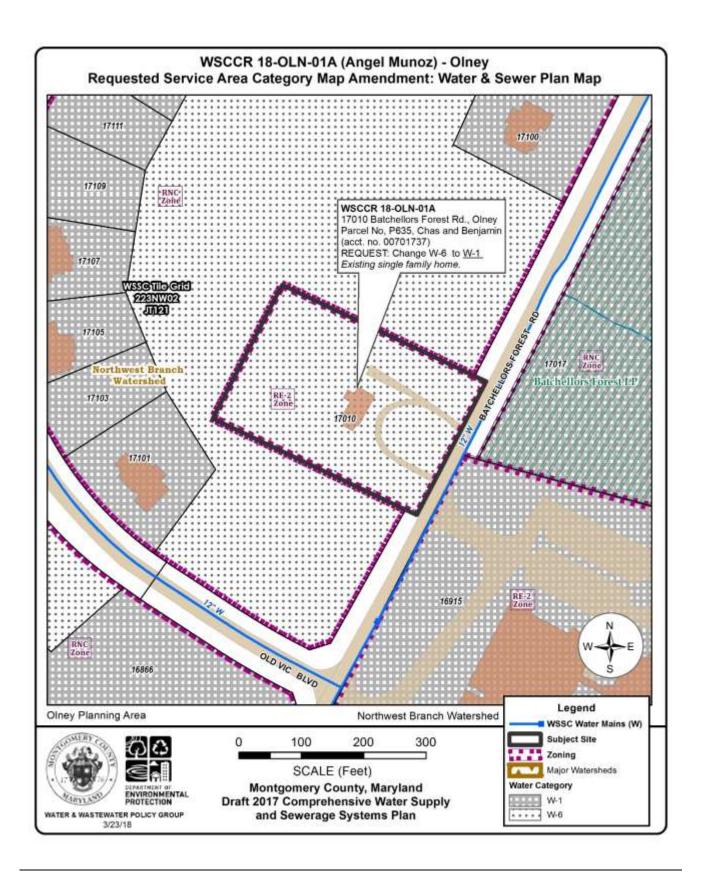
Agency Review Comments

DPS:

M-NCPPC - Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:



WSCCR 18-DNT-03A: Clark Torell

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification		
• 15609 Jones Ln., Darnestown	Existing -	Requested – Service Area Categories	
Lot 15, Block C, Mountain View Estates (acct. no. 00411380)	W-6 S-6	W-1 (No change) S-1	
• Map tile: WSSC – 221NW13; MD –ES42	Applicant's Explanation		
 East side of Jones Ln., 340 ft. North of the intersection with Norman Dr. 	"Concern ab	out life of septic system and desire to have	
• R-200 Zone; 1.08 acres (47,406 sq. ft.)	approval to tie into sewer, if needed."		
Darnestown Planning Area Potomac Subregion Master Plan (2002)			
Muddy Branch Watershed (MDE Use I)			
Existing use: Single Family Home			
Proposed use: Existing Single Family Home			

Agency Review Comments

DPS:

M-NCPPC - Planning Dept.: M-NCPPC - Parks Planning:

WSSC - Water: (not requested)

WSSC - Sewer:

